

\$650,000 - Clt Anderson Subdivision, Three Hills

MLS® #A2267534

\$650,000

0 Bedroom, 0.00 Bathroom,
Land on 21.00 Acres

NONE, Three Hills, Alberta

Exciting 21-acre parcel within the Town of Three Hills—an ideal opportunity to launch your own future residential development project. Perfectly situated within town limits and just minutes from schools, parks, and downtown amenities, this Urban Reserve zoned property offers excellent access and visibility for a phased build-out. The Town has completed an Area Structure Plan (ASP) outlining the preferred future zoning mix—predominantly low-density residential, complemented by open space and medium-density residential areas, providing flexibility for a range of housing types and layouts. Three Hills is a thriving, family-oriented community featuring modern schools (K-12 and Prairie College), a hospital and medical clinic, indoor arena, aquatic center, curling rink, tennis courts, ball diamonds, and a 9-hole golf course near by. Residents enjoy local restaurants, grocery store, pharmacies, specialty shops, and active community events—all contributing to a vibrant small-town lifestyle. This parcel checks all the boxes for an efficient, marketable development in a growth-minded community with small-town charm. Please do not access the property without an appointment.



Essential Information

MLS® #	A2267534
Price	\$650,000
Bathrooms	0.00
Acres	21.00
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	Clt Anderson Subdivision
Subdivision	NONE
City	Three Hills
County	Kneehill County
Province	Alberta
Postal Code	T0M 2A0

Additional Information

Date Listed	October 30th, 2025
Days on Market	2
Zoning	Urban Reserve

Listing Details

Listing Office	First Place Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.